

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JULY 12, 2005**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, July 12, 2005, commencing at 7:00 a.m.

A. ROLL CALL

Present: Council Members – Hansen, Johnson, Mounce, and Mayor Beckman

Absent: Council Members – Hitchcock

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Blackston

B. TOPIC(S)

B-1 "Report on City of Lodi Centennial"

With the aid of an overhead presentation (filed), Jennifer Perrin, Deputy City Clerk, reported that the 100th anniversary date of the incorporation of the City of Lodi is on December 6, 2006. The primary focus of the City's centennial year celebration will be on Lodi's rich history and community pride. Outside organizations, businesses, and civic groups will be encouraged to endorse the centennial theme as part of their events in 2006. Ms. Perrin suggested that a tree be planted at Lodi Lake on Arbor Day 2006 with a plaque marking the dedication. The City Clerk's Office will promote contests encouraging school age children to learn about Lodi's history. All departments will be asked to create a centennial event unique to their functions in the City. A one-day open house of all City facilities is planned.

Jackie Taylor, Deputy City Clerk, suggested that an informal ad hoc committee be formed as a volunteer base to begin gathering ideas, information, and materials. A January 2006 kick-off event will be held to announce plans for the year and unveil centennial banners on City Hall. Centennial souvenirs may be sold on a break-even basis or as a fundraising tool. It is suggested that at the first City Council meeting each month, birthday cake be offered to those in attendance and announcements of upcoming events be made. In addition, a display could be arranged in the Carnegie Forum of historical photos and memorabilia focusing on City departments and their evolution in technology and service. Following the December 6, 2006, City Council meeting and reorganization, the traditional City-hosted reception could be expanded to a grand finale centennial celebration to include a birthday cake with 100 candles. This would also be a good opportunity for group photos of past and present council members and mayors. A centennial Web site, designed and maintained by the City Clerk's Office, would feature a calendar of events, links to other information, and post-event photos.

Council Member Hansen recommended that the Wall Dogs mural painting event planned for Memorial Day weekend 2006, be incorporated in the centennial celebration. He suggested that, rather than planting one tree, 100 trees be planted throughout the City on Arbor Day. He cautioned against committing money toward the purchase of souvenirs for sale.

B-2 "Agricultural Land Mitigation Plans"

Joseph Wood, Acting-Community Development Director, reported that, typically, Agricultural Land Mitigation Plans begin with a General Plan policy establishing the program framework. An area is targeted for which it is desired to establish the set aside, and a mechanism to enact the program is established. Generally, there is use of a transferable development right or a conversion to preservation ratio. Many cities have a simple ratio of "one acre used equals one acre conserved land" set aside. Some cities

have also estimated a per acre fee. In the city of Livermore, for every acre developed, an acre is set aside and for every unit developed on the land, another acre is set aside. If an in-lieu fee is established, the value of the transferable development right would need to be estimated through an economic study. Most cities estimate \$3,000 to \$6,000 per acre as a base fee. Another issue is determining who will purchase the easements, e.g. the developer, the city, or a land trust. Some agencies establish a right to farm ordinance, preserving rights and abilities of agricultural interests, and providing for buffers between residential development and agricultural space. Mr. Wood emphasized the importance of making sure there is a viable interest in farming the land. In addition, it would be important to obtain commitment from developers of the two major annexations underway to participate in the future agricultural mitigation plan.

Council Member Hansen recommended that a ballot initiative related to this matter be considered. He did not want to wait for the General Plan update to make progress on an agricultural land mitigation plan. He felt that the most effective way to preserve land was the "acre per acre" concept.

Mayor Beckman noted that he serves on the Habitat Conservation Plan board for the San Joaquin Council of Governments (SJCOC). It has found that there are very few property owners willing to put a conservation easement on their land. SJCOC recently paid 80% of the fair market value for land on which it placed a habitat conservation easement. The Central Valley Farmland Trust is active in four counties and is also having difficulty seeking farmers willing to put agricultural land conservation easements on their property. The cities of Manteca, Lathrop, and Tracy all have ordinances related to this issue; however, they have not yet set a fee amount.

Council Member Mounce recommended that if a sales tax measure is placed on the ballot it should include a value that citizens will have to pay to create a greenbelt. Ms. Mounce, Mayor Beckman, and Council Member Hansen voiced support for having the City Attorney research options for drafting a ballot measure for agricultural land mitigation.

Mr. King advised that Council should first determine what it wants on the ballot. He offered the following to consider: 1) would the "acre for acre" concept stymie development, 2) identify an area to acquire that everyone pools into, 3) identify property for which developers and the community each pay an amount to acquire, and/or 4) should the Greenbelt Task Force review this matter.

Council Member Mounce noted that the Chamber of Commerce had previously presented an idea that the wine grape community supported. She suggested combining their idea with having developers participate "acre for acre", along with citizens contributing an amount. She felt that a Shirtsleeve Session to further define the issue and options would be helpful.

Council Member Johnson suggested a quarter cent sales tax measure devoted toward public safety, which would, in turn, free up City funds for other services.

PUBLIC COMMENTS:

- Pat Patrick, President of the Chamber of Commerce, pointed out that important questions to be answered are: 1) where is Lodi going in the future, 2) what does the City want to preserve, and 3) why. He emphasized that a way needs to be found to keep the orchards and vineyards profitable around Lodi. A plan needs to be formulated that addresses economic development and continued revitalization of the downtown area. He noted that Armstrong Road is a "strip," not a separator, and asked what it would do for Lodi in the long-term economically. He questioned whether the Greenbelt Task Force would be the appropriate body to pursue these matters, as it has not met since last November.

Mayor Beckman reported that three proposals will be made at the next Greenbelt Task Force meeting from landowners along Armstrong Road.

- Jeffrey Kirst voiced support for the Chamber of Commerce's program. He reminded Council that there must be a balance for the development community that allows for affordable housing, as well as other economic development in the community for business.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:05 a.m.

ATTEST:

Susan J. Blackston
City Clerk

Centennial Proposal



Centennial Proposal

- Year-long celebrations and activities with focus on the Centennial logo and theme
 - City-hosted events throughout 2006
 - Events from groups, businesses, organizations
- Primary focus - Lodi's rich history and sense of community pride
- Grand finale on December 6, 2006

Centennial Events/Ideas

- Create ad hoc committee to coordinate events and activities
- Kick-off event and press conference in January 2006:
 - Announce Centennial calendar on Web site
 - Centennial banners at City Hall
 - Centennial letterhead

Events/Ideas (Continued)

- Centennial souvenirs
- At first Council meeting each month:
 - Announce upcoming events and activities
 - Birthday cake
 - Historical displays for all City departments



Events/Ideas (Continued)

- “Growing the next 100 years”: plant a tree
- City Clerk hosts tours:
 - “What I like About Lodi”: Historical tour/class for K-6 students & poster contests for participating classes
 - “Lodi 2106”: High School essay contest on City changes over the next 100 years
- Challenge City departments to create unique Centennial event
- City Hall Open House

Grand Finale Event

- Grand finale event following December 6, 2006, City Council meeting and reorganization:
 - Reception
 - Group photos of newly seated Council and former Mayors
 - Birthday cake with 100 candles



Centennial Web Site

For information regarding Centennial events and activities, contact:

[Susan J. Blackston, City Clerk](#)
P.O. Box 3006
Lodi, CA 95241-1910
209-333-6702



The City of Lodi was incorporated under the General Laws of the State of California on December 6, 1906.



*"History teaches everything, even the future."
Alphonse de Lamartine*

- [Centennial events and activities](#)
- **Lodi's history and landmarks**
- [Tell your story](#)
- [How to get involved](#)
- **Centennial Sponsorships**



Mayor John Beckman, City of Lodi

As Mayor of the "Zinfandel Capital of the World," I would like to invite everyone to join us in celebrating Lodi's Centennial. On December 6, 2006, Lodi turns 100 years old. The City of Lodi, along with many community volunteers, organizations, and sponsors, will host events and activities throughout the year, leading up to the anniversary celebration in December. The kick-off will officially begin in January 2006.



Centennial Events and Activities

(Updated as of Wednesday July 06, 2005)

For questions regarding this calendar,
contact [Susan Blackston, City Clerk](#), 333-6702

Activities:

1. Tour/Poster Contest for LUSD students (Grades K-6) [Contest Rules & Information](#)
2. Essay Contest for LUSD students (Grades 9-12) [Contest Rules & Information](#)

Contact: [Susan J. Blackston, City Clerk](#)

JANUARY - MARCH

January 2

City of Lodi Kick-Off Event
Steps of City Hall

View [Event Information](#)

For information: Contact [Susan Blackston, City Clerk](#), 333-6702

VIEW [PHOTOS](#) FROM EVENT

January 4

Historical display: "Water: Past, Present, and Future"
During City Council meeting, 7 p.m.

JUNE - JULY

June 7

Historical display: "History of the Lodi Arch and Arch Bear"
During City Council meeting, 7 p.m.

July 3

Celebrate America!
Hutchins Street Square

View [Event Information](#)

Contact: [Tea Silvestre, Community Center Director](#)

Lodi History / Historical Landmarks

- Encourage submission of old photos
- Historical information about Lodi & its landmarks
- Monthly “historical facts”
- Possible link to historical sites & news articles

This week in Lodi history...

(link to historical sites or news articles)

DID YOU KNOW...?

In 1900, Lodi was the second largest community in San Joaquin County with a population of 1,500.

(History facts updated monthly)

"Tell Your Story"



Tell Your Story

You are invited to share your favorite Lodi stories ~ family histories, remembrances of times past, great moments in Lodi history, what you love about your community, etc. Click on the links below to submit your story or read others' accounts of their Lodi connection.

"History cannot give us a program for the future, but it can give us a fuller understanding of ourselves and of our common humanity, so that we can better face the future."

~Robert Penn Warren

Disclaimer: Any story you send us may be used for publicity or a publication. Our staff also may edit or paraphrase it to meet our publication guidelines. Please leave your contact information at the end of your submission so we may contact you if we have any questions.

SUBMIT STORY



Read stories...

The Robisons Discover Lodi -- Twice!

By Thomas M. Robison - posted 5/11/05

It's Goode to Be a Lodian

By Johnny B. Goode - posted 5/12/05

Walking in Lodi

By Jacqueline L. Taylor - posted 6/8/05



How to Get Involved

Volunteers & Sponsors Wanted!

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

~ Margaret Mead

CENTENNIAL PARTICIPATION

Volunteer

There are many ways in which to volunteer:

- Serve on Committee
- Assist in planning event and/or activities
- Administrative Assistance
Make phone contacts and arrangements, help with mailers, arrange photo
- Volunteer at an event
Man booth, distribute information, assist at reception, take photographs,

Sponsor

There are many ways to be a sponsor:

- Monetary Donation
- Goods/ Services
- Gift Certificate (as prizes, awards, etc.)

OR

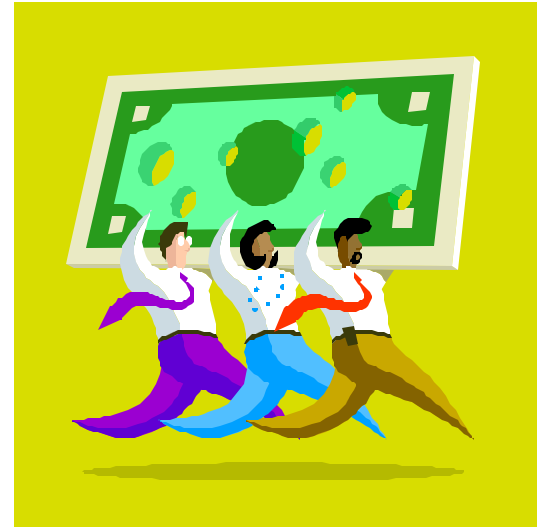
To **volunteer**, please contact
[Jennifer Perrin](#), Deputy City Clerk, at (209) 333-6702

To become a **sponsor**, please contact
[Jacqueline Taylor](#), Deputy City Clerk, at (209) 333-6702

**On behalf of the Lodi City Council, THANK YOU
for your generous contribution in making this community celebration such a wonderful success!**

Centennial Funding & Support

- Protocol Account
- Sponsorship
- Volunteers



Conclusion



Questions / Comments?



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: AG Land Mitigation Plans
MEETING DATE: July 12, 2005 (Shirtsleeve Session)
PREPARED BY: Community Development Director

RECOMMENDED ACTION: Information only.

BACKGROUND INFORMATION: There have been a number of cities throughout our region that are in the process of developing or have already developed Ag Land Mitigation Plans as of late. From the information that has been gathered, there are three cities, Livermore, Gilroy, and Brentwood, that have similar urban/ag issues as Lodi, that have either adopted or are in the process of adopting similar plans. From my discussion with other local agencies that have been reviewing this subject in preparing their plans, these three cities have been the focus of their review.

Livermore has two programs; one for South Livermore, the other for North Livermore. Gilroy's program was adopted in May of 2004, so they've not yet implemented very much of the program yet. Brentwood's program has not yet been adopted, but they have recently gone through a very thorough committee process, which provides a very comprehensive background report that flushes out all of the issues related to ag mitigation programs.

Very generally, each community has established a requirement that allows ag lands to be converted to urban uses if a specified amount of additional ag land is put under a permanent conservation easement. For Gilroy, the ratio is one-to-one; one acre must be put under conservation easement for each acre converted to urban uses. The proposed Brentwood program is the same.

However, in South Livermore the requirement is more rigorous. In addition to requiring one acre under easement for each acre developed, it also requires that an additional acre be put under easement for each dwelling unit built. The South Livermore program has been completely implemented, resulting in about 1220 units, 460 acres developed, and 1950 acres put under conservation easements that the property owner, local land trust, and the City are a party to. For North Livermore, a voter initiative established a transferable development rights (TDR) program.

From the information provided through our planning consultant, TDR programs seem to be the best mechanism for preserving ag land if the area to be preserved is outside the corporate limits or Urban Growth Boundary (UGB). TDRs also serve as a good tool because they address the takings issue by giving the ag owner a means to sell his right to develop, even if he's not designated for urban development, and still maintains full ownership and operation of his property as a farm. Many communities around the country use TDRs in this manner.

APPROVED: _____
Blair King, City Manager

Generally, the AG land mitigation programs all seem to function in the same manner, as follows:

- General Plan policy is established to provide ag mitigation program framework.
- Areas allowed for conversion to urban uses are identified and the areas intended for preservation are identified.
- The mechanism to enact the program is established, typically being the use of TDRs, but may simply be the conversion to preservation ratio.
- If an in-lieu fee is going to be established, the value of the TDR or an acre of ag land is established (via economic study). The in-lieu option seems to be debated a bit because while it is helpful to the developer to know what his upfront costs will be, the actual fee established may not be adequate to purchase the easement because the property owner may not think the city's determined value of his development right is large enough to be financially attractive.
- Determine who will go out and purchase the easements (e.g., developer, city, land trust)
- Determine who will be a party to the easements.
- Establish a right to farm ordinance if ag uses will operate near sensitive users (e.g., residences, schools).

The issues to be considered in Lodi's effort to establish an Ag Mitigation Plan are too numerous and complex to be covered in this Staff Report or one informational meeting. However, there are a number of models that can be used and the comprehensive report compiled by Brentwood provides an excellent outline of the pertinent issues that will need to be addressed in order to establish such a plan.

While the development of a comprehensive Ag Mitigation Plan will be part of the pending General Plan Update, it is recommended that we begin to review and address these pertinent issues through our Greenbelt Task Force. Furthermore, our contact with the San Joaquin County Administrators regarding a Greenbelt/Community Separator provides an ideal opportunity to encourage the County's participation in this effort, as any program established by a city jurisdiction can only be strengthened by the County's effort to mitigate loss of ag lands as well.

Finally, while the update of our General Plan is expected to take place over the next 18-24 months, there are of course two major annexations underway and the development that will occur in those will have a major impact to the local agricultural base. It is crucial at this point to have the developers of those projects commit to participate in the ag mitigation plan that will be developed.

Joseph Wood
Acting-Community Development Director

cc: Planning Staff